LEASE AGREEMENT

.

This LEASE AGREEMENT is made and executed on this **02nd day of November, 2023** BETWEEN:

Mr. Jay Bharat S/o. Raghunath Prasad
No.44, H.T.Lane, Sri M.V.Nagar, Kalkere Main Road Opp to SBI, Ramamurthy Nagar, Bangalore-560016. Hereinafter called the **LESSOR** (which expression shall mean and include, unless excluded by or repugnant to the context, to be deemed to include his heirs, executors, successors, administrators, executors, legal representatives, legal heirs and assigns) of the ONE PART:

AND

Sony, Age around 40 Years, Aadhar number 9985 9340 1401. W/O. Raju A, No. 59, 1St cross, Kothur, Vijinapura Dooravaninagar, Bangalore North, 560016, Karnataka.

Mobile:9535178277

Hereinafter called the **LESSEE** (which expression shall mean and include, unless excluded by or repugnant to the context, to be deemed to include his heirs, executors, successors, administrators, executors, legal representatives, legal heirs and assigns) of the OTHER PART.

WHEREAS the Lessor is the absolute owner in possession and enjoyment of the premises **BEARING at No.44, H.T.Lane, Sri M.V.Nagar, Kalkere Main Road Opp to SBI, Ramamurthy Nagar, Bangalore- 560016**, more fully described in the schedule hereinunder, hereinafter called as the the "SCHEDULE PROPERTY". The Lessor is interested to lease out the same to the Lessee and the Lessee is interested to take the schedule premises on lease consisting of Two Bedroom, Hall and Kitchen more fully described in the schedule below.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

That in consideration of the lease hereby reserved and the covenants and conditions herein contained and on the part of the lease to be observed and performed, the LESSOR agrees to let and the LESSEE agrees to take on lease of the at **at No.44, H.T.Lane, Sri M.V.Nagar, Kalkere Main Road Opp to SBI, Ramamurthy Nagar, Bangalore-560016,** which the Lessor owns **for lease exclusively for a period of 11 months having commenced from November 02nd, 2023.**

1. The LESSEE has on this day paid a sum of **Rs.11,00,000/- (Rupees Eleven Lakhs only + One Lakh= 12 Lakhs)** Refundable at the time of vacating and handing over the vacant possession of the premises to the Lessor, in good condition. After 11 Months if you pay Extra One Lakh it will be renewed for next 11 months, if you pays Two Lakhs it will be renewed for next 22 months**.**
2. The initial lease term is 11 months, beginning November 2, 2023, and ending September 30, 2024. The subsequent renewal lease term will be 15 months, starting October 1, 2024, and ending December 31, 2025
3. The Lease money does not carry any interest and the premises do not carry any rent.
4. The Lessee shall maintain in good condition all the fittings. If any damages or breakages occur, he shall replace it on his own cost and at the time of vacating the premises handover in good condition.
5. The initial lease term is 11 months, beginning November 2, 2023, and ending September 30, 2024. The subsequent renewal lease term will be 15 months, starting October 1, 2024, and ending December 31, 2025
6. The Lessee hereby undertakes not to sub-let or under-let or part with possession of the premises or any part thereof to any one whomsoever without the consent of the Lessor in writing.
7. The Lessee hereby undertakes to permit the Lessor or his duly authorized representatives to inspect the premises, provided such intention is intimated to the Lessee in advance.
8. The Lessee shall look after the premises and shall so deliver the same, without any damages whatsoever thereto, normal wear and tear excepted.
9. The Premises shall be used by the Lessee only for Residential purposes.
10. The Lessee shall do the painting & cleaning of the Schedule Premises at the time of vacating.

11. The Lessee shall share the common expenses with all the tenants in the building in equal proportion as and when it arises.

12. The Lessee is liable to pay the electricity and water charges of his portion separately to BESCOM and BWSSB.

13. The Lessor or the Lessee can terminate the contract by giving the other party 2 (two) months' notice in writing.

14. The tenancy shall be renewed for further period mutually agreed between the parties on the terms and conditions to be specified at that time mentioned above.

15. The legal jurisdiction regarding this agreement will be in the court of Bangalore.

SCHEDULE

All that piece and parcel of Building premises at **at No.44, H.T.Lane, Sri M.V.Nagar, Kalkere Main Road Opp to SBI, Ramamurthy Nagar, Bangalore-560016,** Two Bedrooms, One Hall, One Kitchen and Two provided with Electricity and water.

IN WITNESS WHEREOF, THE SAID LESSOR AND LESSEE HAVE HEREUNTO SIGNED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

LESSOR

WITNESSES:

1. **(Jay Bharat)**

LESSEE

2. **(Sony)**